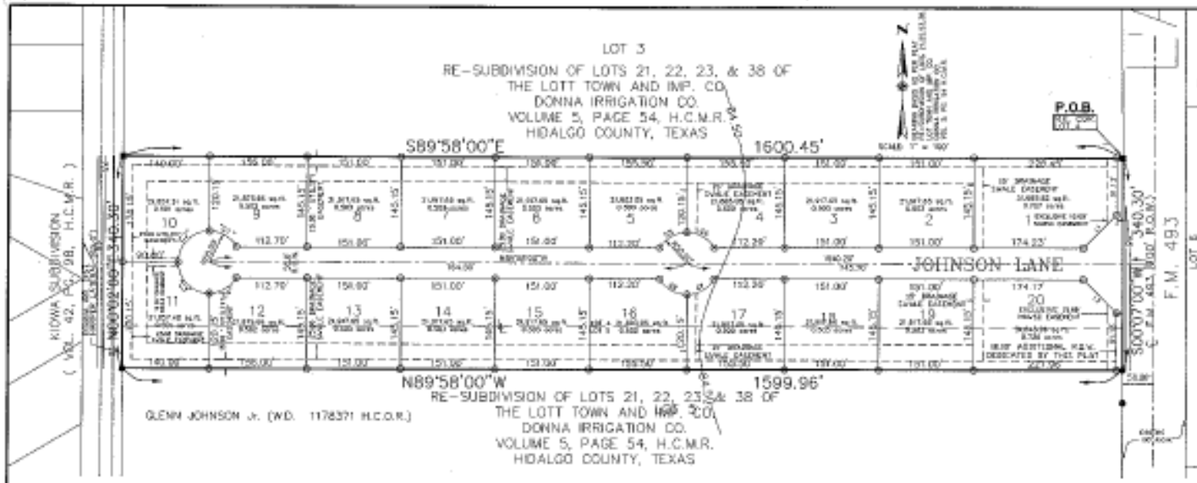

SUBDIVISION PLAT OF

JOHNSON ESTATES

BEING A RE-SUBDIVISION OF 12.50 ACRES BEING ALL OF LOT 4 AND THE NORTH 3.5 ACRES OUT OF LOT 5 OF THE RE-SUBDIVISION OF LOTS 21, 22, 23, & 38 OF THE LOTT TOWN AND IMP. CO. DONNA IRRIGATION CO. VOLUME 5, PAGE 54, H.C.M.R. HIDALGO COUNTY, TEXAS

DESCRIPTION OF JOHNSON ESTATES

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 12.50 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 4 AND THE NORTH 3.50 ACRES, EAST OF LOT 5, RE-SUBDIVISION OF LOTS 21, 22, 23, & 38, OF THE LOTT TOWN AND IMP. CO. DONNA IRRIGATION CO., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 54, HIDALGO COUNTY MAP RECORDS, SAID 12.50 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE NORTH-EAST CORNER OF SAID LOT 4, FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, S 00° 00' 00" W ALONG THE EAST LINES OF LOTS 4 AND 5 AND THE WEST RIGHT-OF-WAY LINE OF F.M. 493, AT A DISTANCE OF 337.30 FEET PASS THE SOUTHEAST CORNER OF LOT 4 AND NORTHEAST CORNER OF LOT 5, CONTINUING A TOTAL DISTANCE OF 346.30 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 89° 58' 00" W A DISTANCE OF 1,599.96 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 00° 00' 00" E ALONG THE WEST LINES OF LOTS 5 AND 4 AND THE EAST RIGHT-OF-WAY LINE OF THE DONNA IRRIGATION DISTRICT HARPER LATERAL, AT A DISTANCE OF 9.00 FEET PASS THE NORTHWEST CORNER OF LOT 5 AND THE SOUTHWEST CORNER OF LOT 4, CONTINUING A TOTAL DISTANCE OF 346.30 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, S 89° 58' 00" E ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 1,600.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.50 ACRES OF LAND, MORE OR LESS.

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	BEARING
"C1"	N00°00'00"E	52.36'	50.00'	28.57'	50.00'	N89°58'00"W
"C2"	N00°00'00"E	78.54'	50.00'	50.00'	70.71'	S45°01'00"W
"C3"	N00°00'00"E	78.54'	50.00'	50.00'	70.71'	S44°58'00"E
"C4"	N00°00'00"E	52.36'	50.00'	28.57'	50.00'	S89°58'00"E
"C5"	N00°00'00"E	52.36'	50.00'	28.57'	50.00'	S89°58'00"W
"C6"	N00°00'00"E	52.36'	50.00'	28.57'	50.00'	N89°58'00"W
"C7"	N00°00'00"E	52.36'	50.00'	28.57'	50.00'	N00°00'00"E
"C8"	N00°00'00"E	52.36'	50.00'	28.57'	50.00'	S00°00'00"W

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF THE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, GRANTS, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ENTER, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREIN GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER MOVES OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THE WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND (ATTACHED HEREIN) FOR THE PURPOSE OF LATERALLY RELOCATING THE WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS INSTRUMENT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-REFERENCED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED BY IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREIN FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20 _____.

_____
(OWNER'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20 _____.

_____
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

LEGEND

- FND. SPIKE NOTHING
- FND. NAIL REBAR
- FND. PIPE
- SET NAIL REBAR SET CAPPED REBAR & PLAST
- SET CP&S
- TELEPHONE PEDESTAL
- BRONZE DISK FND. IN BROKEN VALUE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT

ON _____

_____ _____
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF SANITARIAN DATE

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
ZONE "C" - AREA OF MINIMAL FLOODING

-PANEL NO. 480334 0425 C EFFECTIVE: NOVEMBER 16, 1982
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
DOMINION PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR CERTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. 3931/3948 4001 THROUGH 4127.)

2. SETBACKS:
FRONT: 25 FEET
REAR: 40.00 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE FRONT: 20.00 FEET

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FIRE AND FIRST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED DRAINAGE PLANS:
B.M. NO. 1 - ELEV. (M.S.L.) 19.15 N.G.V.D. DESCRIPTION: COMENCE MONUMENT LOCATED AT THE NORTHEAST CORNER OF LOT 4.
B.M. NO. 2 - ELEV. (M.S.L.) 19.25 DESCRIPTION: CUTTER PIPE SPIKE LOCATED AT THE NORTHWEST CORNER OF THE SUBDIVISION APPROXIMATELY 2 FEET EAST AND 20.00 FEET NORTH OF THE NORTHWEST CORNER OF LOT 1 OF THE SUBDIVISION.

6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DEDICATE A TOTAL OF 21,150 CUBIC FEET (0.776 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL BOULEVARDING WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE SHALL FLOW FROM THE STREET INTO A GRASS SWALE SYSTEM WHICH WILL DRAIN INTO AN EXISTING DRAINAGE DITCH ON THE WEST PROPERTY LINE. ADDITION FLOW OFF WILL BE RETAIN WITHIN THE DRAINAGE SWALE AT THE REAR OF LOTS.

7. DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAN OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. ON-SITE SEWAGE FACILITIES FOOTER NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING MY DEEP ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 31,000 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTION DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING THE LOT.

9. THERE ARE NO WEARLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

10. GLENN JOHNSON, THE OWNER & SUBDIVIDER OF JOHNSON ESTATES DETAILS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESIGNED ON SHEET NO. 2 OF THIS PLAT.

11. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, BARNS, TREES AND OTHER PLANTINGS (EXCEPT SOD, LOW SHRUBS OR PLANTS), NATURE, REBAR, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. EACH PURCHASER CONTRACT MADE BETWEEN THE SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND SUBDIVIDER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, GLENN JOHNSON
AS OWNER OF THE TRACT SOME TRACT OF LAND DESCRIBED HEREIN WITH THE PROPOSED JOHNSON ESTATES SUBDIVIDES THE LAND AS SUBDIVIDE IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK, AND EASEMENTS SHOWN HEREON.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDE (S) TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND CORRECT.

_____
GLENN JOHNSON
PO BOX 81
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GLENN JOHNSON
PROVED TO ME THROUGH ME TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. HURTA, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE JOHNSON ESTATES
WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION OF _____ AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

_____
FRED L. HURTA, REG. # 54151 RPLS # 4760
DATE SURVEYED: 00-00-00
DATE PREPARED: 07-06-07
V. 5 PG. 54 JOB No.07006.24
ENG. JOB No.07000.06

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
DONNA IRRIGATION DISTRICT HIDALGO COUNTY # 1
IRRIGATION DISTRICT

THIS PLAT IS HERE BY APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY # 1 DATED THIS THE _____
DAY OF _____, 20 _____.

_____ _____
PRESIDENT DATE

ATTEST: _____ _____
SECRETARY DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.003 (3)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211 (C). WE DEEMED THIS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE SCHEDULES DESIGNED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, SINCE SUCH DEPENDS ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THOSE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.003(C) AND § 212.010

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON

_____ _____
MAYOR OF THE CITY DONNA DATE

ATTEST: _____ _____
SECRETARY OF THE CITY OF DONNA DATE

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.003(C) AND § 212.010

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON _____

_____ _____
PZC CHAIRMAN OF THE CITY OF DONNA DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ____ M ON _____ _____ AND WAS RECORDED IN BOOK _____ PAGE(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK ____ M ON _____ _____

_____
HIDALGO COUNTY CLERK

LOCATION MAP
SCALE: 1" = 2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

JOHNSON ESTATES IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE WEST SIDE OF FM. 493, APPROXIMATELY 1200 FEET SOUTH OF ITS INTERSECTION WITH FM. 494 AND 2 MILE NORTH. THE ONLY INCORPORATED MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY DONNA (POPULATION 18,000) JOHNSON ESTATES LIES APPROXIMATELY 6 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 5).
THIS SUBDIVISION FALLS WITHIN PARAGRAPH 1.

INDEX TO SHEET OF JOHNSON ESTATES

SHEET 1: INTRODUCTORY INDEX, LOCATION MAP AND CITY OBRIGATORY COMMENTS, MAP LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, CITY APPROVAL CERTIFICATE, PLANNING & ZONING, DONNA IRRIGATION DISTRICT HIDALGO COUNTY #1, H.C.D.D. No. 1, HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, M.S.L.C. ACKNOWLEDGMENT, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, DRAINAGE DETAILS, REVISION NOTES.

LINE TABLE		
LINE	BEARING	LENGTH
"L1"	S00°00'00"W	10.00'
"L2"	N45°00'00"E	70.71'

MELDEN & HUNT INC.
CONSULTANTS · ENGINEERS · SURVEYORS
115 W. McINTYRE 2307 N. FM. 1017
EDINBURG, TX 78541 NO GRADE CITY IN TEXAS
PH: (956) 381-0981 PH: (956) 487-5603
FAX: (956) 381-1839 FAX: (956) 686-8501
ESTABLISHED 1947 www.meldenandhunt.com

PERSONAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	GLENN JOHNSON	P.O. BOX 81	DONNA, TEXAS 78537	(956) 464-3274 (956)	
ENGINEER:	FRED L. HURTA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. HURTA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

REVISION NOTES — SHEET 1 OF 3 SHEETS

NO.	SHEET	REVISION	DATE	APPROVED

FOR INFORMATION
PERMITS ONLY
DRAWN BY: J.R.S.N. DATE: 07/14/07
GENERAL CHECKED BY: _____ DATE: _____
F.I.M. CHECK: _____ DATE: _____

DATE PREPARED: 07-06-2007